VANCOUVER PERSPECTIVES

A Business and Investment Guide to Greater Vancouver, Canada

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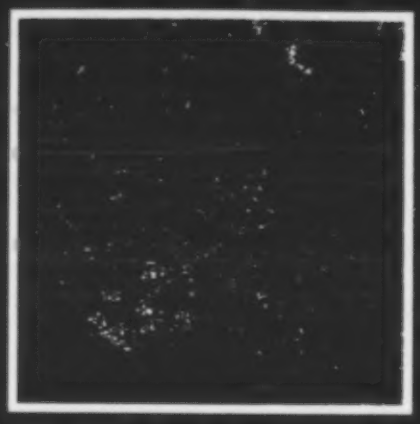

Greater Vancouver is one of the most attractive and diversified environments for business and investment in North America.

This brochure will introduce you to the region's economic and human potential as well as its many opportunities.

If you have a particular venture or investment in mind, we think you'll find Greater Vancouver an unusually cooperative and convenient place to do business. It is also a wonderful place to enjoy the fruits of your labour.

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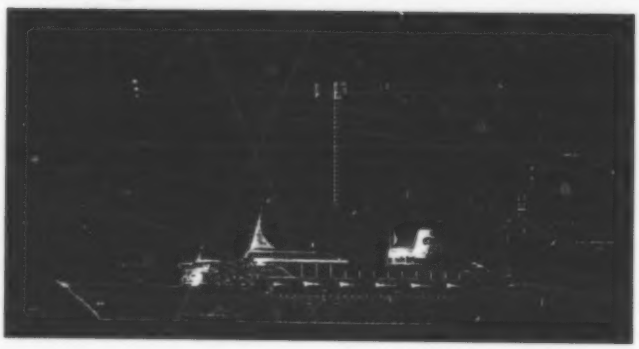
A vital part of Canada,
Greater Vancouver is a place apart in location,
climate, lifestyle and potential.

GREATER VANCOUVER



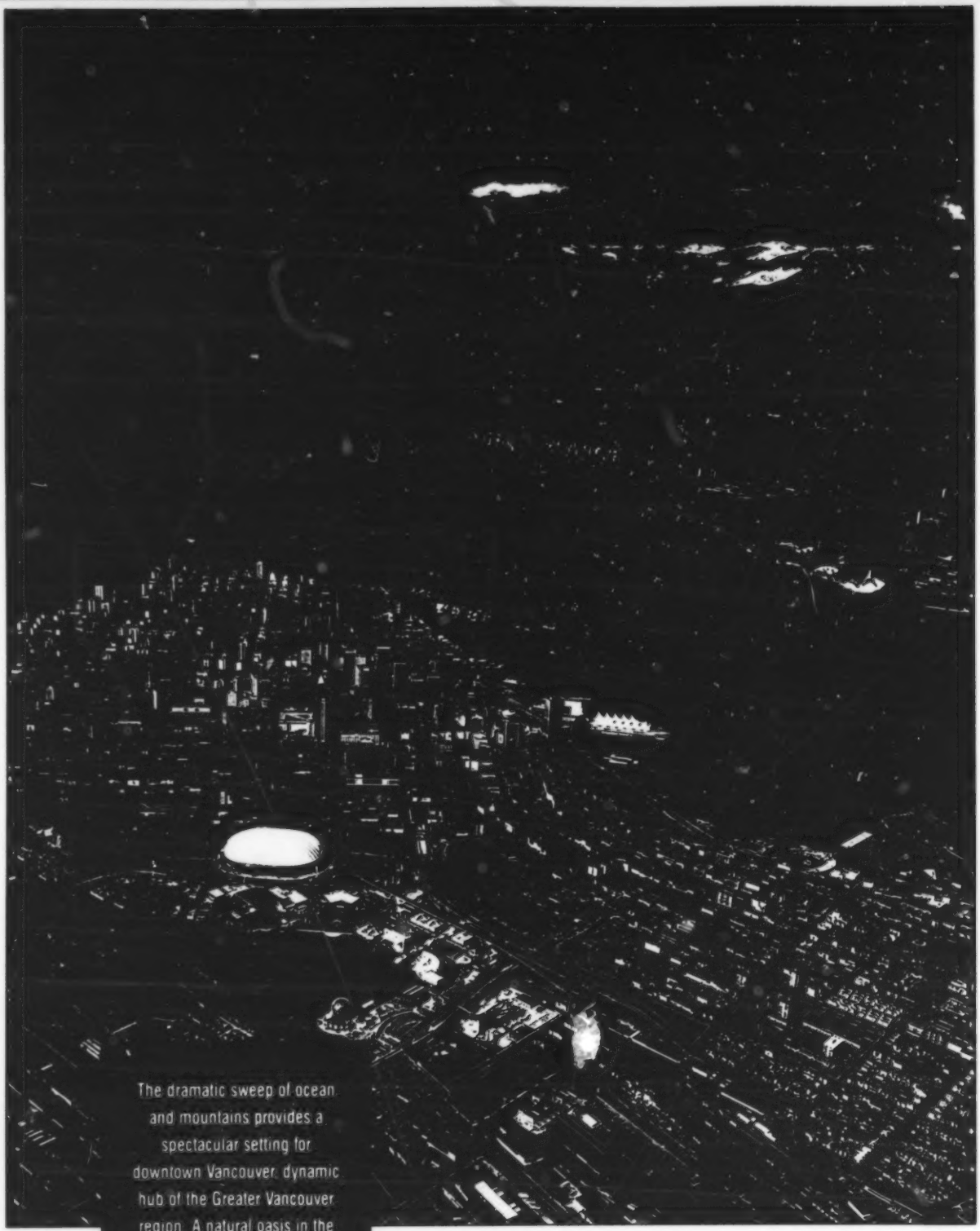
Bordered by ocean beaches, sheltered by a string of islands and backed by forest covered mountains, Greater Vancouver is acknowledged to be one of the world's most beautiful cities.

Yet this modern metropolis is more than a pretty face.

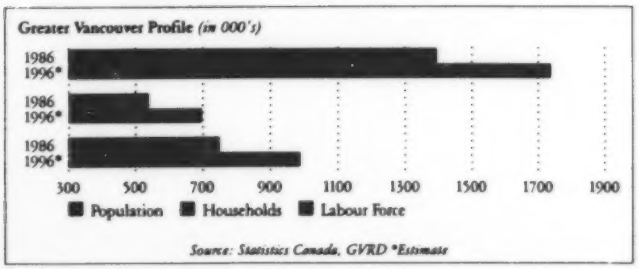
Home to 1.6 million inhabitants and encompassing an area of over 2,800 square kilometres, Greater Vancouver's spectacular setting is matched by its growing importance as a centre of international trade and investment.

Celebrating a century of remarkable growth and development, Greater Vancouver has good reason to expect even more of the future. The people, the land, the infrastructure and the energy are here in abundance. Only their full potential remains to be explored.

We invite you to join us in realizing the promise of Greater Vancouver.



The dramatic sweep of ocean and mountains provides a spectacular setting for downtown Vancouver, dynamic hub of the Greater Vancouver region. A natural oasis in the heart of the city, world famous Stanley Park occupies 400 hectares at the harbour mouth between the downtown peninsula and Greater Vancouver's North Shore communities.



to the generous hand of Nature, its energy,

diversity and character to the people of many lands.

OPPORTUNITY

Rich in opportunity, Greater Vancouver's economic vitality is powered by the imagination and energy of its native and immigrant population. Add to this the vision and confidence of a growing number of expatriate investors and joint-venture partners and you have one of the most dynamic regional economies in North America.

Few cities in the world have attracted a more cosmopolitan cross section of humanity than Greater Vancouver. Fewer still provide a more tolerant, cooperative and progressive environment in which to live, work or invest.

Drawn by the increasingly rapid shift in economic power and potential from the Atlantic to the Pacific trade area, people find in Greater Vancouver the opportunities, the energy and the infrastructure conducive to success in personal, professional and business terms.

All forward-looking companies now see the great potential in the Asia-Pacific market. Conversely, the mounting inflow of Asian and European capital has already had a considerable impact on Greater Vancouver and is reshaping both the face and future of Canada's gateway to the Pacific.

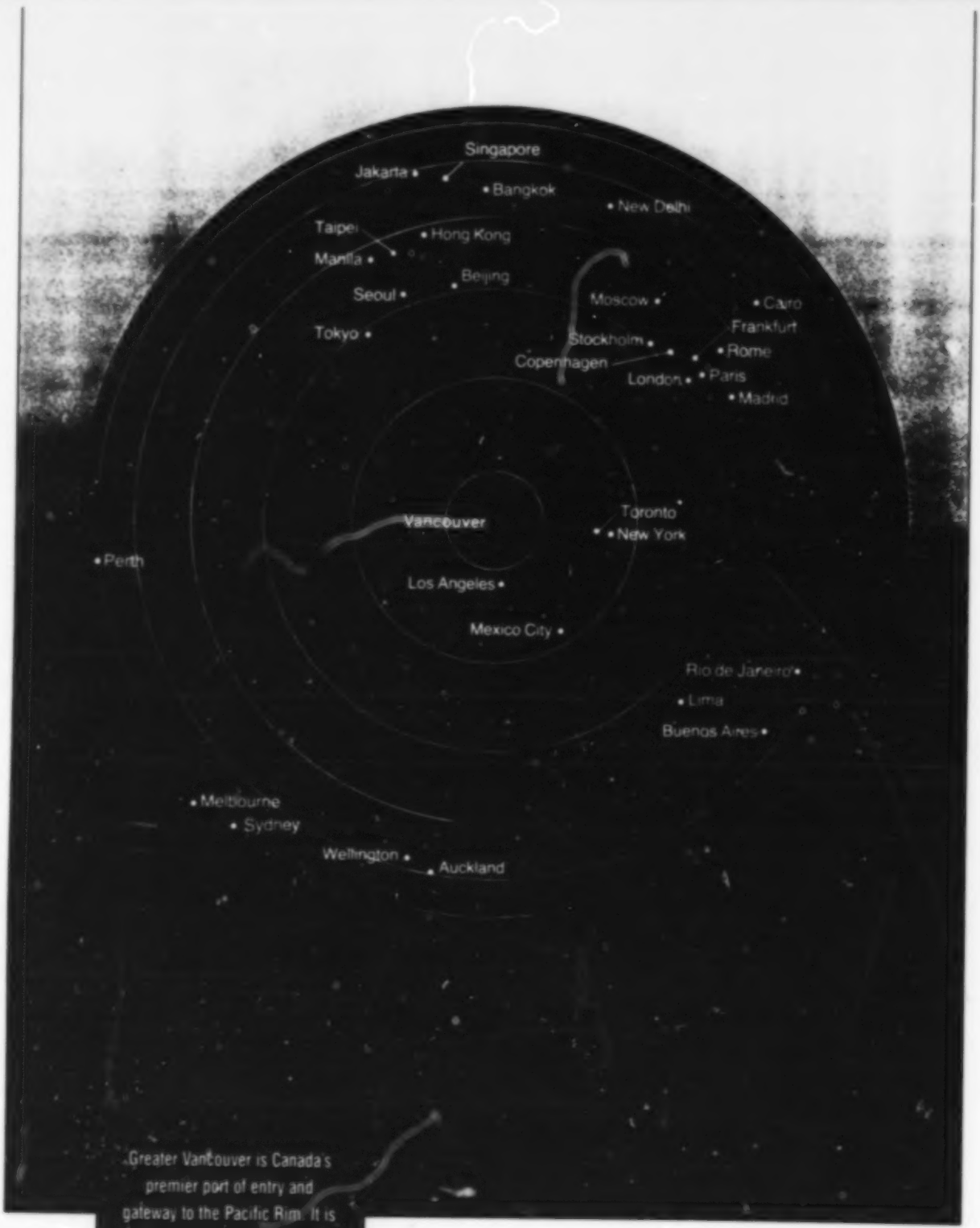
In little more than a century, a unique city has been carved from the virgin forest, a city envied as much for its lifestyle as for its spectacular location, a city enjoying the first flush of maturity, an awakening sense of its special character and potential.

Gone are the simple wood frame homes which housed the early pioneers, the rudimentary sawmills, primitive boat yards and fish packing plants which once sustained the local economy. In their place has risen a new forest of glass and concrete. Thriving town centres, modern universities and manufacturing plants, theatres and art galleries, elegant shopping areas and spacious West Coast homes now grace Western Canada's largest and most cosmopolitan city.

Yet Greater Vancouver has never lost touch with its natural heritage. Not three minutes from its centre, eagles still circle over North America's largest urban forest park. Colorful cherry and maple trees, shrubs and flowers blossom in profusion on downtown sidewalks and plazas. Every bay is filled with pleasure craft, every mountainside and island is dotted with ski chalets and summer cabins, every beach is alive with children at play.

Rich in the traditions of Europe, the Orient, Asia and the Americas, this is a genuinely international community in which all are welcome.

Greater Vancouver is eager and able to compete with the best the world has to offer. Its cosmopolitan character and quality of life, its mild year round climate, its dynamic and increasingly diversified economy have made the region one of the most desirable sites for business and investment in North America.



Greater Vancouver is Canada's premier port of entry and gateway to the Pacific Rim. It is also the metropolitan hub of British Columbia a province twice as large as Japan and four times larger than Great Britain.

Flying Times from Greater Vancouver

Chicago	5	Montreal	4.5	Seattle	1
Frankfurt	11.5	New York	7	Seoul	13.25
Hong Kong	14	Paris	14	Singapore	18.5
London	9	Rio De Janeiro	14	Sydney	17.5
Los Angeles	3	Rome	18	Tokyo	10
Mexico City	5	San Francisco	2	Toronto	4.5

Source: Airlines

Adjacent to the United States and midway between Europe and the Orient, Greater Vancouver offers convenient access to established as well as developing world markets.

LOCATION

Occupying just over one per cent of British Columbia's total land area, the Vancouver region nevertheless accounts for about 50 per cent of its population and gross provincial product.

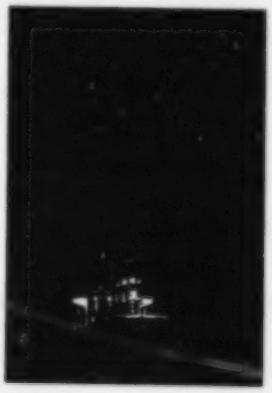
There are good reasons for this unusual concentration of people and productivity. Location is prime among them.

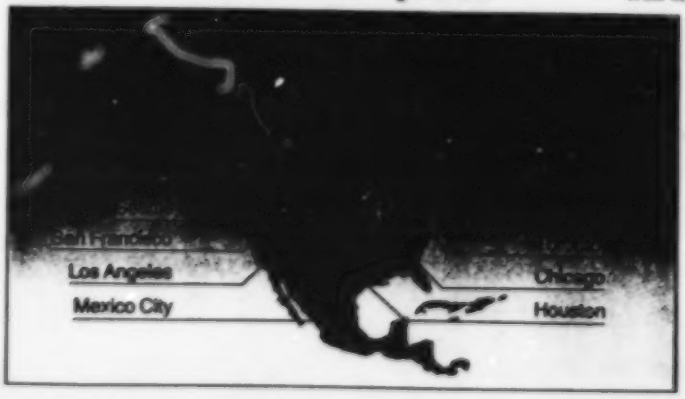
Adjacent to the United States and within ten hours by air from Tokyo and London, Greater Vancouver has long provided a convenient base of operation for international trade, commerce and travel.

The region's strategic location and extensive port facilities provide a natural outlet for Western Canada's giant resource industries as well as Canada's manufactured goods, generating considerable opportunities for related transportation, communications, manufacturing and service industries.

Tourism is also an important growth industry and Greater Vancouver's superb setting, temperate climate and unsurpassed natural amenities have made it a popular international vacation destination. The same locational and environmental considerations have played a major role in attracting high-tech and knowledge-based industries which are among the region's fastest growing.

Well placed in a North American context, Greater Vancouver already enjoys substantial trade ties with the Western United States which should continue to improve with the movement toward freer trade within North America. Conveniently situated in the Pacific Coast time zone, the region is a vital component of the Pacific Northwest trading area and is within easy reach of Seattle, San Francisco and Los Angeles. California alone offers the world's sixth largest market (GDP $533 billion) for all manner of goods and services and is within a 2 hour commute by plane or a day's drive from Greater Vancouver.



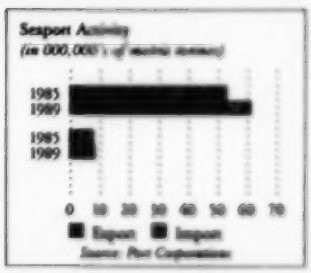


While the United States remains Canada's largest and closest trading partner, the Vancouver region has been a principal beneficiary of the recent shift in economic power from the Atlantic to the Pacific basin.

Among the nations bordering the Pacific are five of the six fastest growing economies in the world including four of British Columbia's most important customers – the United States, Japan, China and Australia. To these and the newly industrializing countries on the Pacific Rim, Greater Vancouver is a convenient gateway to Europe and the Americas, a strategically located and stable place to do business.

Well established as a centre of world trade, commerce and travel, Greater Vancouver's future seems even more secure in context of the "Pacific Century".

Vancouver International Airport handles more sea-air cargo than any other airport on the west coast of North America. Shipped in marine containers from Asia, it is trans-shipped in airline containers to European and eastern North American destinations – at about half the cost and twice the speed of all-sea transportation.



Vancouver International Airport Traffic

Year	Passengers	Cargo (metric tonnes)
1983	6,370,000	91,705
1984	6,768,000	99,040
1985	7,018,000	105,840
1986	8,416,000	108,280
1987	8,023,520	107,000
1988	8,840,000	120,000
1989	9,092,000	134,325
1990*	13,510,000	155,000

Source: Transport Canada *Estimate

Greater Vancouver's domestic and international transportation and communications facilities are among the most modern and efficient in the world.

CONNECTIONS

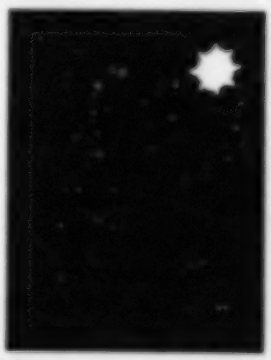
Accessible year round by land, sea and air, Greater Vancouver has the modern multi-modal transportation and communications systems essential for open and competitive trade and commerce at home and abroad.

Greater Vancouver is Canada's premier port and the largest dry cargo port on the entire West Coast of the Americas. Major deep-sea bulk cargo terminals within the 219 kilometer port area are located in Vancouver, Port Moody, Surrey, New Westminster and North Vancouver. Delta boasts the largest deep-water coal handling facility in North America. Through these efficient terminals pours the product of Canada's giant resource and manufacturing industries as well as the increasingly diverse exports of its trading partners on the Pacific Rim.

Export demand has also been a major factor in Greater Vancouver's development as a container port, and lumber, newsprint, specialty grains, malt, fresh fruit, seafood and many other products are now shipped in containers.

More than 3,000 foreign vessels representing the trade of 90 nations dock in the Greater Vancouver region every year. Efficient inter-modal connections and good backhaul cargo opportunities all contribute to the port's record breaking performance which exceeds 70 million tonnes per annum.

Served by transcontinental, transborder and provincial railroads as well as many leading North American trucking lines, Greater Vancouver's land transportation systems are equally varied and sophisticated. Coastal barge, tug and ferry fleets as well as extensive domestic, corporate and charter airline capacity complete the well integrated domestic infrastructure.



Vancouver International Airport is the second busiest in the country. A major port of call for more than twenty international airlines and West Coast hub for Canada's national carriers, it offers convenient connections to over 250 international business centres and handles about nine million passengers and 120,000 tonnes of air cargo annually.

A spectacular new ocean liner terminal caters to the substantial and

rapidly growing Canada-Alaska cruise trade and the annual influx of some 380,000 sea-going tourists and has been a boon to the regional tourism and marine service industries.

The Vancouver region is also served by one of the world's most sophisticated communications systems and few cities offer a greater choice of heavy cable, satellite, cellular radio and telecommunications facilities. Specialized systems are developed and manufactured locally and Greater Vancouver is a major user and supplier of some of the most advanced mobile data and satellite communications systems.

In short, you'll find Greater Vancouver well informed and well connected – wherever in the world your interests lie.

Capable of hosting up to 5,000 delegates, Greater Vancouver's World Trade and Convention Centre enjoys pride of place on the city's busy waterfront. An ultra-modern cruise ship terminal and the Pan Pacific Hotel - a first in North America for Japan's Tokyu Corporation - form an integral part of this unique waterfront facility.

Port Export Commodities - 1989
(in metric tonnes)

Coal & Coke	23,700,000
Grain	9,270,000
Sulphur	4,540,000
Potash	3,490,000
Lumber	2,430,000
Chemical (liquid)	1,870,000
Wood Chips	1,800,000
Woodpulp	1,180,000
Animal Feed	820,090
Crude Oil	800,000

Source: Greater Vancouver Port Corporation

Port Export Destinations - 1989
(in metric tonnes)

Japan	24,780,000
South Korea	6,480,000
China	2,290,000
Brazil	2,140,000
Taiwan	1,950,000
United States	1,500,000
Australia	1,500,000
United Kingdom	1,455,000
Saudi Arabia	1,120,000
U.S.S.R.	1,070,000

Source: Greater Vancouver Port Corporation

Greater Vancouver enjoys well established ties with the United States and Europe as well as the industrialized and newly industrializing countries on the Pacific Rim.

TRADE

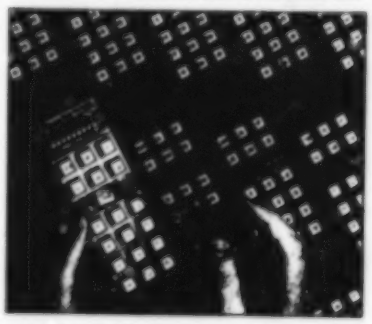
The economic well-being of British Columbia and Greater Vancouver is based on trade. Both must export to survive and the huge quantities of raw materials and manufactured goods shipped through Greater Vancouver's three deep sea ports are testimony to worldwide demand and Greater Vancouver's ability to deliver. Add to this an impressive list of "invisible exports" and the factors underlying the region's status as Western Canada's leading international trade centre are readily apparent.

A major proportion of the metropolitan economy continues to be based on trade in primary resources and agricultural products. These include coal, forest and mineral products, natural gas and electricity, petroleum and petro-chemicals, sulphur, potash, prairie grains and other agricultural products.

Rapid growth in advanced and producer services including tourism, transportation and communications, finance and banking, information generation and transmission, has also been a significant contributor to Greater Vancouver's economy and trading potential. A substantial and growing share of regional business is now involved in specialized and high-tech manufacturing such as fashion, electronics, aerospace and marine-subsea industries.

While Canada, the United States and Europe remain important customers, Greater Vancouver's future growth and development is inevitably linked to the Asia/Pacific region where the industrial base is expected to match that of Europe and North America combined by the year 2000.

As recently as 1966 Canada's Atlantic gateway trade was twice that of its Pacific gateway. Today, Pacific trade exceeds that of the Atlantic region and Japan has replaced Great Britain as British Columbia's second largest trading partner. The newly industrialized economies of Taiwan, South Korea, Hong Kong, Singapore and Thailand, show equally impressive potential and trade with China continues to grow. In the past decade alone, Canadian exports to Pacific Rim countries have almost doubled and almost half the total now originates in British Columbia. Links with the region are so important that Vancouver was selected as the logical site of the Asia Pacific Foundation, a federally sponsored organization dedicated to strengthening commercial, cultural and economic ties



with the nations on the Pacific Rim. Various Asian-focused business groups such as the Hong Kong-Canada Business Association provide additional input and business contacts.

Closer to home, the United States accounts for more than 40 percent of British Columbia's export trade. Free trade should have a very positive impact on Greater Vancouver's non-resource manufacturing and service sectors in particular.

As the financial, business and manufacturing hub of British Columbia, the Greater Vancouver region will continue to benefit from development of its resource-based hinterland. As Canada's front door to the Pacific, it will also share the economic growth of Canada and its Pacific trading partners.

Large scale investment in financial services, tourism, high technology and real estate is indicative of Greater Vancouver's growing international presence and potential ... a fact also evidenced in the changing skylines of downtown Vancouver and regional town centres such as New Westminster.

Well positioned and eager to enhance its role in the global marketplace, Greater Vancouver welcomes innovation and investment in every sector of its rapidly maturing economy.

INVESTMENT

Greater Vancouver's recent designation as an international banking centre and an international commercial arbitration centre provides evidence of the region's economic maturity and standing in financial circles.

Without question, Greater Vancouver has been discovered by international investors and in return has crafted the sophisticated financial, business and communications services required for efficient operation in an interdependent world.

Ranked among the top OECD and other industrial countries in terms of the availability of finance and risk capital as well as the freedom to move capital, Canada and British Columbia enjoy an excellent reputation within the international business community.

Individuals and companies are made welcome whether they remain independent or prefer to enter into joint ventures, licensing or sub-contracting arrangements with established British Columbia firms. Investors are free to repatriate capital at any time. Similarly profits, dividends or royalties may be remitted at will, subject to payment of relevant taxes.

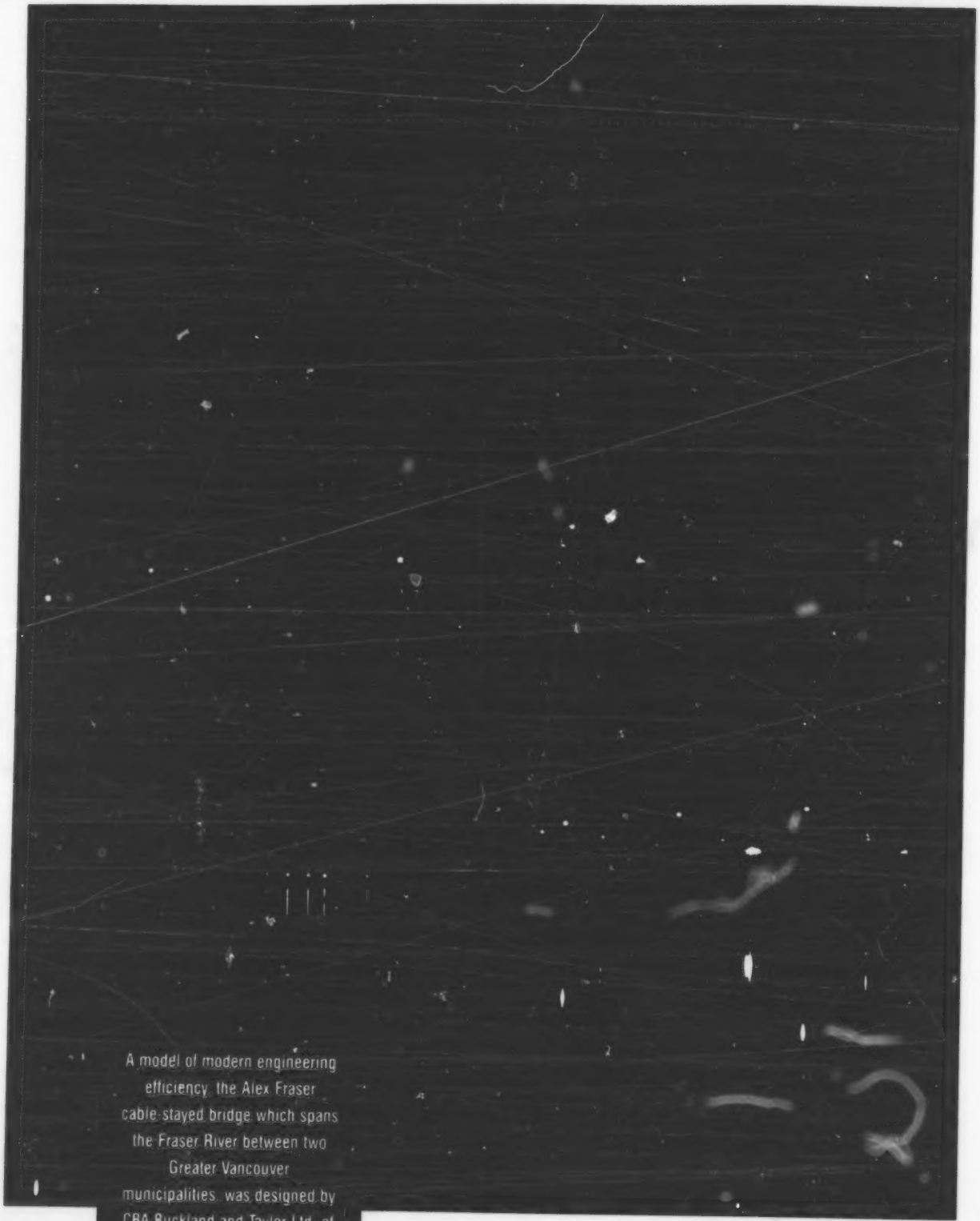
More than 30 foreign banks and other financial institutions have located in the Greater Vancouver area and provincial legislation offers generous tax concessions to companies setting up "international financial centres" which handle trade financing and asset management for offshore clients. Together with Canada's own powerful banking system (1988 assets in excess of $500 billion), they provide the flexible financial framework necessary for international trade and investment.

Recognized as a major source of venture capital in North America, the Vancouver Stock Exchange is also forging new links with the Pacific Rim and such dynamic institutions as the Hong Kong Stock Exchange. Used extensively by North American mining and manufacturing companies, the VSE is also attracting the first of what promises to be many Hong Kong companies.

Significant investment inflow from the Pacific Rim, as well as traditional North American and European sources, has greatly strengthened Greater Vancouver's international profile and reputation. Canada's immigrant entrepreneur program has also encouraged business investment funds from those seeking a secure and stable base of operation on the Pacific Rim.

Land, labour and energy are plentiful. Equally important, the Vancouver metropolitan market offers a wide range of possibilities for the astute investor in value-added manufacturing. Tourist/convention, business and consumer services in particular are expected to out perform other sectors over the next decade. Conversely, Greater Vancouver offers a strategic launching pad for any company which seeks to break into North American or Asia/Pacific markets.

International capital has traditionally favoured politically and economically safe environments. Greater Vancouver provides both plus the unique advantage of strategic location and superior lifestyle. Few regions in the world offer greater stability or potential for long term growth.



A model of modern engineering efficiency, the Alex Fraser cable-stayed bridge which spans the Fraser River between two Greater Vancouver municipalities, was designed by CBA-Buckland and Taylor Ltd. of North Vancouver. Using the experience gained on this project, Buckland and Taylor were successful in securing a design contract for a similar 4km long highway bridge across the Pearl River in China.

Greater Vancouver Service Labour Force

Occupation	1976	1986	% Growth
Managerial and Professional	127,200	223,100	75
Clerical	98,400	135,800	38
Sales	69,000	80,300	16
Business and Personal Services	73,700	107,400	46
Total	368,300	546,600	48

Source: Employment and Immigration Canada

Noted for the calibre of its business and professional people, Greater Vancouver is a major supplier of specialized skills and services.

SERVICES

The service sector is the fastest growing in the world's developed economies and the Greater Vancouver region is ideally suited for its emerging role as an international service centre.

Strategically located between the United States and Japan, two of the world's largest and most productive economies, Greater Vancouver is a magnet for professional experience and investment. Talented people simply like living here. Attracted by the mild climate and magnificent natural setting, they provide the drive and inspiration for Greater Vancouver's thriving and increasingly diversified service industries.

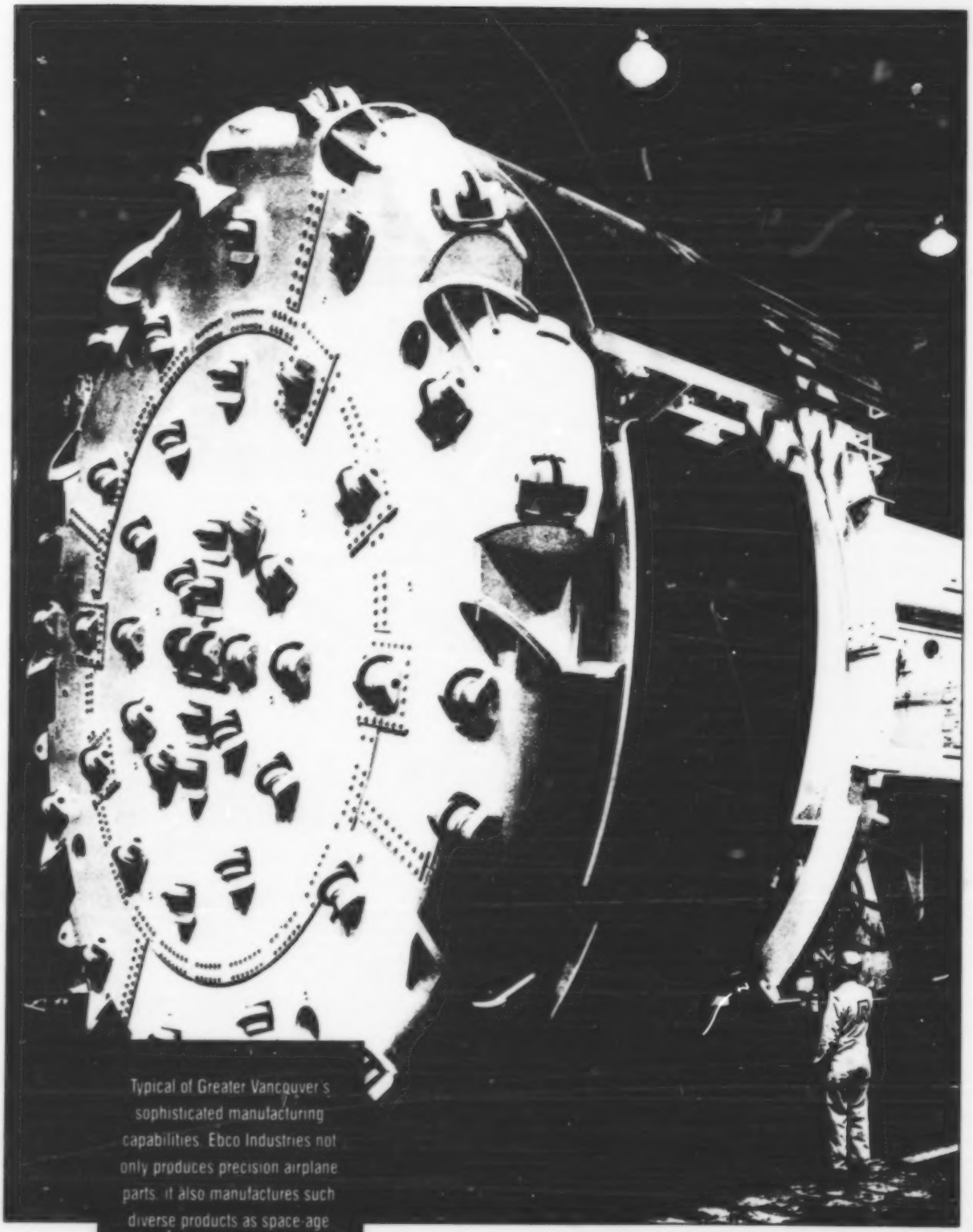
While many are involved in support of Western Canada's giant resource industries as well as its more conventional public, personal and business sectors, Greater Vancouver's service activities are not confined by regional or national boundaries. Building bridges in China, mines in South America or cities in Saudi Arabia, Greater Vancouver's architects and engineers as well as its financial, banking, transportation, communications, and other consultants have taken their education and experience to the four corners of the globe.

In fact, the service sector now employs 75 per cent of the Greater Vancouver work force and shows little sign of slowing down. Consistent with trends in other major metropolitan centres in the developed world, growth has been most pronounced in advanced services, i.e. information generation and transmission, and in "producer" services, i.e. banking and finance, business and trade. The region also offers world class facilities for research and development as well as knowledge-based industry particularly in the fields of medicine, biotechnology, electronics and nuclear physics.

Western Canada's leading urban growth centre, Greater Vancouver continues to absorb large numbers of people in management and administration, higher education and health care. Other rapidly growing occupational groups in the service sector include the social and natural sciences, mathematics and engineering as well as artistic, literary and recreational pursuits. Hundreds of smaller companies are also involved in exciting new industries such as movie production, high-tech electronics and computer software.

Tourism and conventions are typical of the growth potential in the service sector and together contribute almost $1.5 billion to the regional economy. Tourism is also expected to generate the greatest number of new jobs over the next decade and the hospitality infrastructure has been greatly enhanced by the recent construction of a spectacular world trade and convention centre as well as an ocean liner terminal, numerous luxury hotels and other tourist facilities.

Whether you elect to locate in the Greater Vancouver region or simply avail yourself of its facilities and expertise, you'll find the climate friendly, the attitude constructive, the quality and calibre of professional service second to none.



Typical of Greater Vancouver's sophisticated manufacturing capabilities, Ebco Industries not only produces precision airplane parts, it also manufactures such diverse products as space-age office furniture, atomic cyclotrons and the huge hydraulic boring machines used to drill tunnels through the Canadian Rockies, the Caucasus Mountains, even the Eurotunnel between England and France!

Greater Vancouver
Capital Expenditure in Manufacturing

1980	$ 409,800,000
1981	531,100,000
1982	442,300,000
1983	349,300,000
1984	352,800,000
1985	388,200,000
1986	404,800,000
1987	555,500,000
1988	547,900,000
1989	661,500,000

Source: Statistics Canada

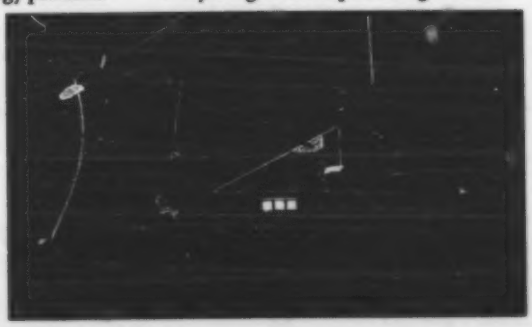
Nurtured by British Columbia's giant resource industries, Greater Vancouver's economy has become increasingly diversified and responsive to the needs of the post-industrial world.

PRODUCTION

Greater Vancouver accounts for over half of all manufacturing shipments and employment in the Province of British Columbia and the region is the largest and fastest growing manufacturing centre in Western Canada.

While manufacturing is primarily dependent on the resource sector, secondary and tertiary manufacture of value-added wood and other products is on the rise. Production in the electronics industry in particular is growing at 25 per cent annually followed by the apparel industry at about 20 per cent and the aerospace and marine-subsea industries at about 10 per cent per annum.

The development and manufacture of information technology products is another important growth sector involving some 800 companies which employ over 11,000 engineers, scientists, managers and skilled support staff. With individual industry growth rates estimated at 20 to 50 per cent per annum, this group, which includes telecommunications, electronics, computers and related software, is expected to compete with tourism as British Columbia's second largest industry within the next ten years.



Biotechnology and health care products could also emerge as major industries and employers in the next decade aided by the region's strong research capabilities and attractive living environment for scientists, engineers and other skilled professionals.

More traditional industries include wood products production, metal fabrication and manufacture of all manner of resource industry machinery from wood harvesting and processing equipment, to mining and materials handling, transportation and construction equipment. Manufacture of marine products is a special area of regional expertise and incorporates everything from shipbuilding to deck hardware, propulsion mechanisms to communications equipment. Food and beverages, furniture and clothing, printing and publishing are among the more important areas of commercial and consumer oriented manufacturing.

Size of the local market has traditionally imposed scale limitations on production for some industries. However, free trade within North America and rapidly expanding Pacific Rim markets provide a broad spectrum of new opportunities for growth and development.

Greater Vancouver's strategic location, ample supplies of relatively inexpensive industrial land, energy and labour as well as its well established trading infrastructure all provide a positive framework for specialized and export-oriented manufacturing. Higher value-added industries, which can profit from plentiful and locally available resources, can expect to be particularly successful.

Municipal Population	1976	1990*
Total Greater Vancouver	1,157,451	1,523,478
Anmore	—	668
Belcarra	—	577
Burnaby	131,599	153,793
Coquitlam	55,464	81,823
Delta	64,492	84,866
Langley City	10,123	18,401
Langley Township	36,659	62,620
Lions Bay	785	1,198
Maple Ridge	29,462	46,578
New Westminster	38,393	42,788
North Vancouver City	31,934	38,314
North Vancouver District	63,760	74,244
Pitt Meadows	4,689	10,341
Port Coquitlam	23,926	34,185
Port Moody	11,649	16,794
Richmond	80,034	122,106
Surrey	116,497	223,784
Vancouver	409,734	455,908
West Vancouver	35,754	38,848
White Rock	12,497	15,642

*Source: Statistics Canada, *Government of British Columbia Estimate*

1990 Commercial / Industrial Floorspace *(in square feet)*	Office	Shopping Centres	Total Commercial	Total Industrial
Total Greater Vancouver	50,449,943	16,420,370	118,832,745	111,903,996
Burnaby	5,089,709	2,573,718	11,040,714	17,050,346
Coquitlam	580,561	1,725,234	4,017,899	2,717,655
Delta	1,083,094	1,163,220	3,437,482	6,001,592
Langley City	469,703	545,988	2,029,386	2,549,465
Langley Township	202,542	528,562	1,692,888	3,647,647
Maple Ridge	—	—	1,988,300	1,230,800
New Westminster	1,769,687	398,470	4,658,905	4,418,536
North Vancouver City	1,602,569	847,339	3,994,800	1,724,193
North Vancouver District	334,631	443,708	2,696,392	2,489,293
Pitt Meadows	—	—	162,980	41,400
Port Coquitlam	637,600	194,147	1,527,937	1,994,383
Port Moody	103,046	78,135	601,818	2,079,283
Richmond	4,313,500	1,926,866	9,243,902	22,804,374
Surrey	2,045,429	2,980,872	9,301,141	8,096,219
Vancouver	31,605,557	2,356,612	59,931,618	35,006,778
West Vancouver	539,485	615,605	1,919,804	25,783
White Rock	122,830	41,894	586,779	26,249

Source: GVRD, Municipalities

Greater Vancouver's diverse centres and industrial districts offer a varied and receptive environment for business and investment.

CENTRES

As western Canada's largest metropolitan marketplace, Greater Vancouver offers an exceptional choice of commercial, industrial and residential environments woven together by a network of modern highways and efficient public transit. The metropolitan area extends 60 kilometres from the Canada/United States border to the North Shore mountains.

Attractive and efficient business and town centres provide a logical focus for higher density development as well as a framework for the regional transit system and other facilities.

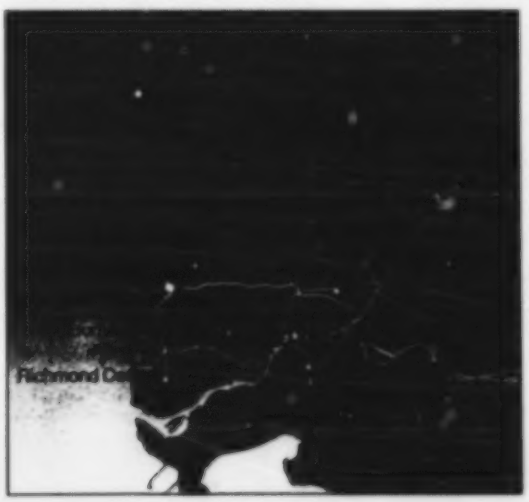
While each is important, the scale of the centres establishes their roles in the regional economy. Downtown Vancouver is recognized as the principal focus for trade, commerce, tourism and entertainment for both the province and the Greater Vancouver region.

The regional town centres – Burnaby Metrotown, Downtown New Westminster, Coquitlam Centre, Whalley-Guildford in Surrey, Richmond Centre and North Vancouver City's Lonsdale – provide increasingly specialized services to the rapidly expanding suburban economies.

Smaller municipal centres, such as White Rock's town centre and West Vancouver's Ambleside act as hubs of community commercial activity.

The past decade has seen great changes and improvements. The highly successful Expo '86 World Fair and commercial construction have changed the face of downtown Vancouver and the city now enjoys many new and more efficient amenities.

New Westminster's industrial waterfront and Burnaby's Metrotown have been transformed from largely industrial areas into vibrant and inviting centres of commercial, tourist and residential development. Coquitlam Town Centre has emerged from raw land into a modern and exciting addition to the North East Sector.

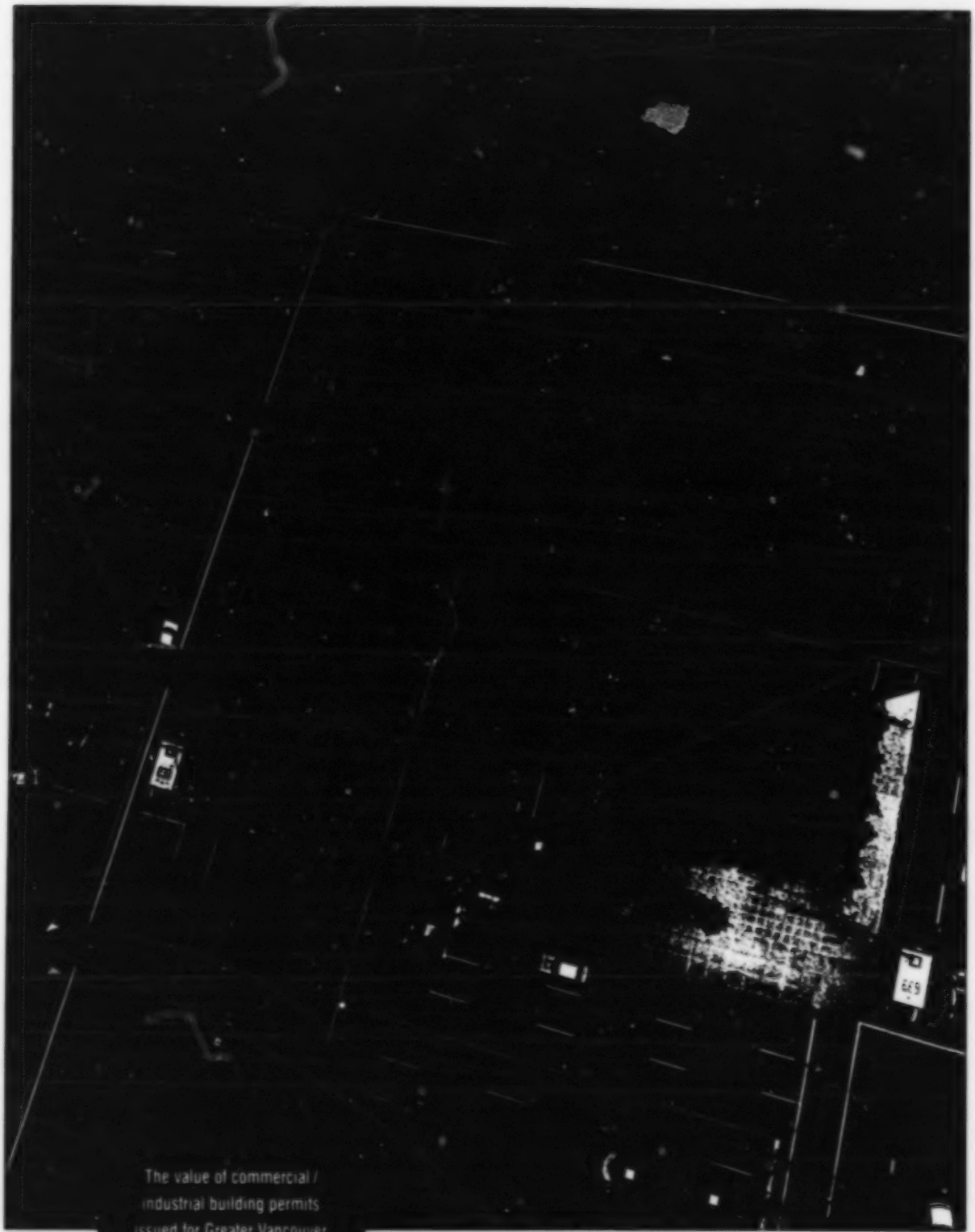


Guided by an enlightened 'Livable Region Strategy,' jobs and population have been distributed throughout the region, reducing commuting time and traffic congestion. The addition of SkyTrain automated light rapid transit and the SeaBus harbour ferry have further enhanced regional mobility and opened up new areas to development.

Many excellent corporate, research and industrial parks are situated throughout the region and new town centres provide accessible environments for office, retail and residential functions outside the downtown core.

Land for housing is abundant in suburban communities and the existing stock of single family, townhouse and apartment accommodation is attractive and reasonably priced.

Whether you require a high profile address in the downtown core, a manufacturing plant or a distribution centre close to an air or sea port, or a more economical location in a pleasant suburb, you'll find all that Greater Vancouver has to offer is quickly and easily accessible.



The value of commercial / industrial building permits issued for Greater Vancouver indicates an exceptional level of activity within the region. Housing starts achieved record levels again in 1989

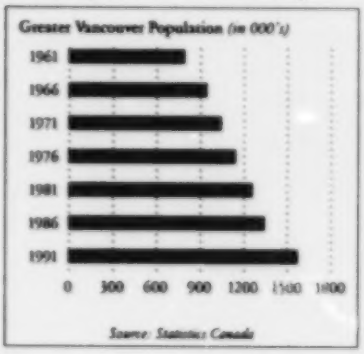
Greater Vancouver Labour Force	June 1986	June 1990	% Growth
Total Labour Force	752,400	843,600	12
Agriculture / Primary Industries	18,900	16,600	-44
Manufacturing	89,500	89,900	0
Construction	42,200	67,700	60
Transportation / Communication / Utilities	74,100	79,000	7
Trade	145,200	168,100	16
Finance / Insurance / Real Estate	57,100	52,200	-9
Business / Personal Services	278,400	331,600	19
Public Administration	41,300	35,800	-15
Other Industries	5,700	2,700	-111

Source: Statistics Canada

Unprecedented growth on the Pacific Rim and an increasingly well integrated North American economy point to a continuation of Greater Vancouver's long term pattern of profitable growth and development.

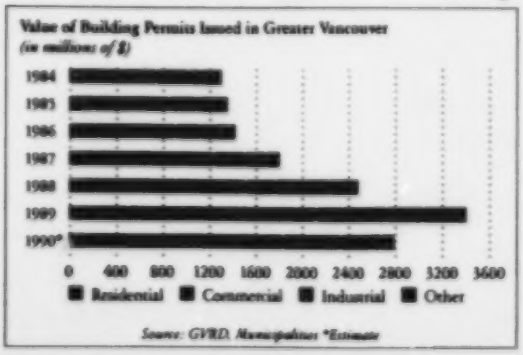
MOMENTUM

In the past 25 years, population in the Greater Vancouver region has grown by two-thirds and is expected to increase from its present 1.6 million to 1.9 million by the turn of the century.



International immigration is a major source of growth, and the composition of the region's population is changing due to infusions of new arrivals from Europe, the United States and Southeast Asia in particular.

Within the metropolitan area, the suburban municipalities are experiencing the most rapid growth rates, reflecting the maturity of the inner city and relative abundance of available property in the outlying areas.



Consistent with trends in other advanced metropolitan centres, Greater Vancouver's economy is increasingly led by the service sector.

While most major industrial groups have experienced reasonable levels of growth, it is clear that the construction industry and the broad range of public, personal and business services enjoyed the most rapid expansion along with a number of new knowledge-based industries such as electronics, fashion, aerospace and marine-subsea industries.

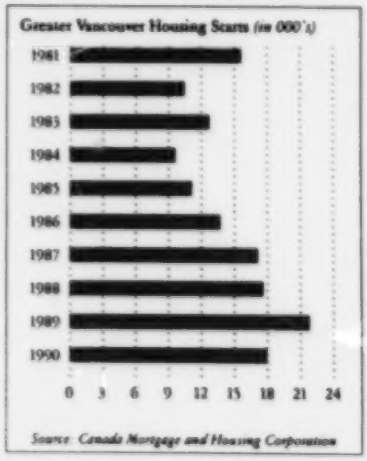
Direct production-related occupations have generally exhibited slower growth in contrast to the outstanding gains in such service-type occupations as management and administration, social and related sciences, artistic and literary, sciences, engineering and mathematics.

Housing starts showed a significant increase in 1988 and 1989 indicating a strong recovery following the recession which slowed immigration and building in the early 1980s.

Growth is likely to escalate sharply in context of the region's new rapid transit system and some $5 billion in new development is projected as a direct result of the redevelopment planned for the City's inner harbor and False Creek areas.

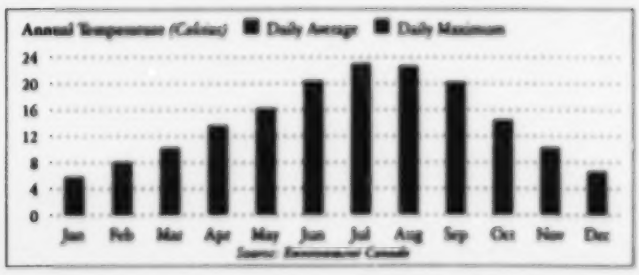
With a population of 1.6 million, a well integrated transportation system and an increasingly mature economy, Greater Vancouver has now evolved a well defined metropolitan character.

As the focus for virtually every activity in British Columbia and



headquarters for many of western Canada's largest companies, Greater Vancouver constitutes the largest single market in western Canada. Each community in the region has its own history of growth and development and each has its own plans and priorities for the future. Together they offer a well ordered and harmonious environment in which to live, work and prosper.

Just 20 minutes drive from downtown Vancouver, the pristine slopes of the North Shore Mountains provide a magnificent setting for winter sports as well as hiking, hang-gliding, cycling and nature study. Accessible by road, or gondola, Greater Vancouver's many different ski areas are a favorite venue and viewpoint for residents and visitors alike.



Greater Vancouver's magnificent natural environment, temperate climate and year-round recreational amenities are among its most valuable and enduring assets.

ENVIRONMENT

Canada's great Pacific port marries genial livability with a splendid natural setting. Equally important, a wealth of natural resources, a secure energy supply and a supportive attitude on the part of local government and business have created a profitable environment for initiative and investment.

A natural ally of the economy, Nature itself has provided both the attraction and the underlying infrastructure for tourism, transportation, fishing, agriculture and other important regional industries. It has also shaped the attitude and lifestyle of those fortunate enough to live and work in Canada's "Evergreen Playground".

Sheltered by a string of picturesque islands and warmed by the Japanese current, Greater Vancouver enjoys a more temperate year-round climate than any other Canadian city and many south of the border. Average temperatures seldom rise above 30° C in summer or fall below 0° C in winter. Snow falls mainly on the mountain tops where the city's many avid skiers can enjoy it to the full. Spring comes early. Summer is comfortably warm and dry, fading imperceptibly into the cool, colorful days of Fall.

The quality of life in the region is greatly influenced by the large number of public parks, open landscapes and natural areas interwoven with its more developed areas. Enjoyment of the region's many sandy beaches, its nearby ski slopes, pristine rivers and serene fishing lakes is a deep rooted and well protected privilege.

This healthy natural environment not only contributes to the region's livability, it also provides a significant incentive for tourism and business seeking the high quality environment necessary to attract professional and other skilled employees.

Noticeably cleaner than other cities of its size, Greater Vancouver takes its environment seriously. The regional water system is one of the finest in the world and the water supply is abundant. Strictly controlled sanitary and waste disposal systems are employed to protect the purity of air and water. Farmland is conserved and wildlife habitat nurtured in the interests of maintaining the delicate balance between Man and Nature. At the same time, the policy of regional, provincial and federal governments is firmly directed toward balanced economic growth and the creation of a favourable climate for responsible investment.

In short, Greater Vancouver provides a healthy, harmonious and productive environment for people as well as business and industry. Delightfully situated, it is a uniquely pleasant place to prosper.

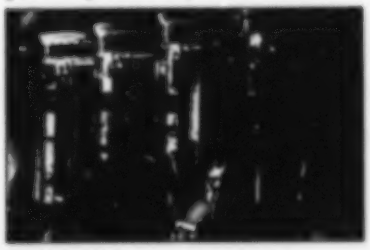
The Vancouver Symphony Orchestra is just one of Greater Vancouver's many outstanding cultural institutions. A lively roster of theatre, ballet, opera and popular musical entertainment provide ample scope for serious as well as casual enjoyment

Cultured, cosmopolitan and progressive, Greater Vancouver is an unusually safe, sophisticated and friendly environment in which to live, work or invest.

LIFESTYLE

A vibrant, modern metropolis in an unsurpassed setting, Greater Vancouver is remarkable for its ability to absorb ideas and people into the egalitarian fabric of North America. As such, it is admirably suited for those who seek a balanced and progressive environment in which to live, work or invest.

Notable for their friendly disposition, the citizens of Greater Vancouver are open to each other, open to new ideas and open to the world. English, French and foreign language television, radio and newspapers, hundreds of ethnic restaurants and a year-round program of festivals and cultural events all contribute to the region's cosmopolitan character and pleasantly varied way of life. Here,



human values prevail and residents enjoy a sense of freedom and space unusual in an urban context. The demands of business are balanced by an unabashed enjoyment of nature and the bustle and sophistication of the city is matched by the calm beauty of the surrounding mountain and ocean vistas.

Where else can you find such a dazzling variety of things to see and do all year round? Where else can you ski, sail, enjoy a swim in the ocean or a game of golf within minutes of home – and all on the same day? Where else can you find a thousand acres of natural forest park, a 60,000 seat covered stadium and a magnificent World Trade and Convention Centre all within walking distance of the City centre? Where else but Greater Vancouver.

Those inclined to artistic pursuits will also discover a full repertoire of first class theatrical, dance, operatic and musical entertainment. Modern theatres, concert halls and community centres as well as widely acclaimed museums and art galleries all attest to broadly based support for every facet of the arts and education.

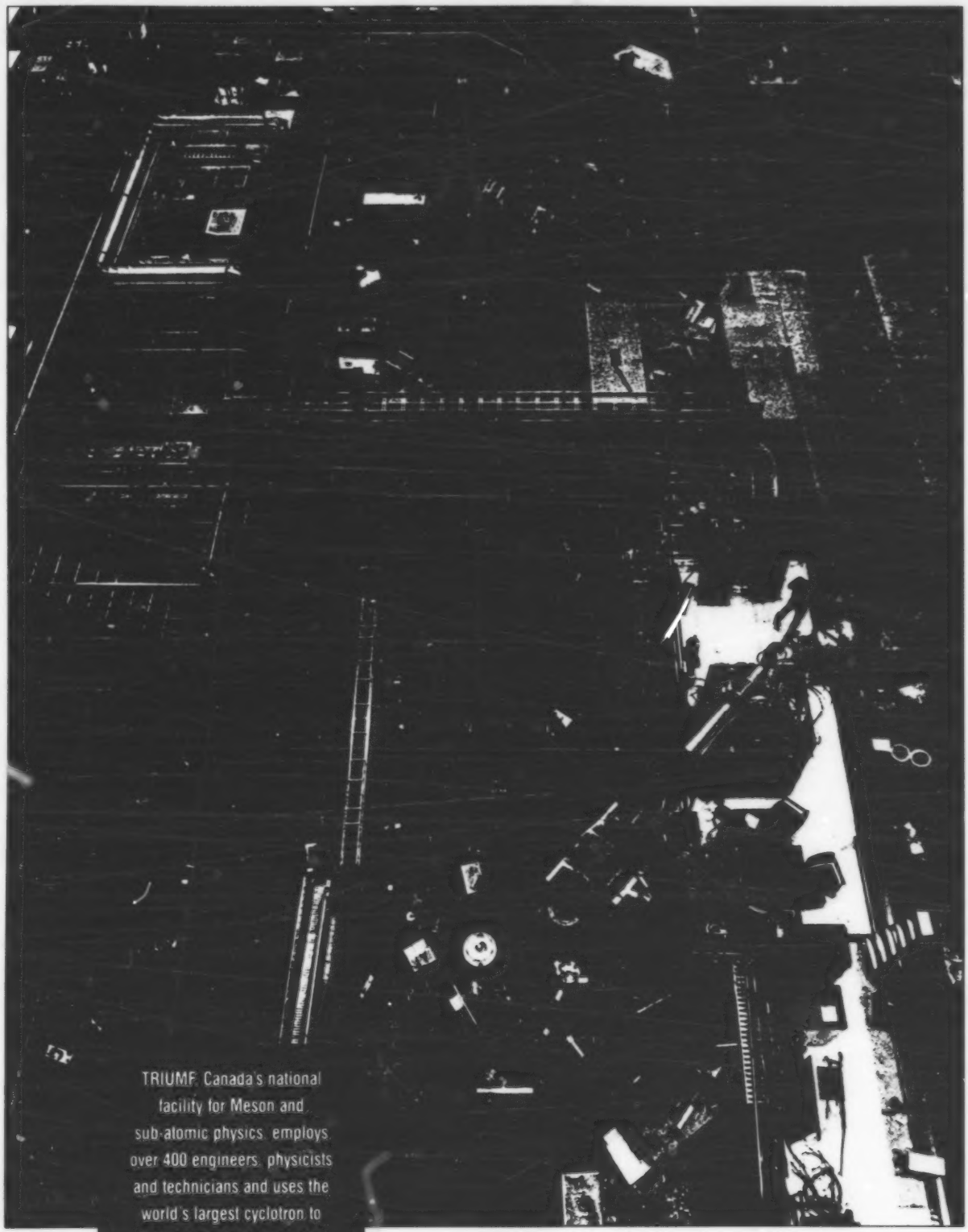
The choice of living environment and outlook is equally pleasant and inviting. Those with a penchant for inner city living gravitate to the elegant highrise apartments, the boutiques and bistros of Vancouver's chic West End. Others prefer the hillside homes and splendid views obtainable on the North Shore. Still more opt for the modern suburban homes and multi-family townhouse and apartment complexes which make up the bulk of the more than half a million unit regional housing inventory.

Very substantial sums continue to be invested in regional housing, transportation, education and health facilities and every suburban community boasts its own modern schools, shopping and community centres as well as a generous share of the region's immense acreage of parkland.

Commuters enjoy a well-integrated choice of rapid transit, bus, SeaBus and taxi service and most can get to work

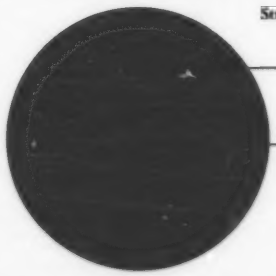
within half an hour of leaving home. Many who live and work in regional town centres or Vancouver's West End prefer to walk.

A naturally beautiful city, Greater Vancouver is safe, sophisticated, clean and friendly. The exceptional quality and relatively low cost of living have made it one where life can be enjoyed to the full.



TRIUMF, Canada's national facility for Meson and sub-atomic physics, employs over 400 engineers, physicists and technicians and uses the world's largest cyclotron to produce a complete range of commercial isotopes for industrial and research purposes. Preliminary planning and fundraising required to build a KAON factory at the University of British Columbia are well underway.

Student Enrollment 1989 / 90



Universities	44,400
Vocational Institutes and Community Colleges	42,200
Total	86,600

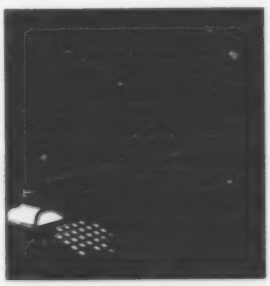
Source: Colleges, Universities

Greater Vancouver's advanced educational and research facilities offer an excellent source of skilled employees as well as research and technical assistance.

KNOWLEDGE

Nothing is more important to the future of a community than the quality and accessibility of its educational systems. In this respect, Greater Vancouver is well endowed with the means to succeed.

For youthful minds there is a comprehensive public school system complemented by parochial and private schools many of which attract students from around the world. Beyond this, the region boasts two well established seats of higher learning, the University of British Columbia and Simon Fraser University. Together with the technical schools and community colleges, they have a total enrollment of over one hundred thousand. Each offers a broad scope of study in undergraduate and professional programs for Canadian as well as foreign students. UBC offers some 150 Asia-related courses and over 300 faculty members are involved in related teaching and research.

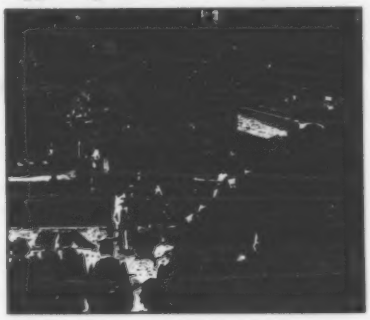


Based in Greater Vancouver and designated a distance education centre, The Commonwealth of Learning supports the development and use of the entire spectrum of communications technologies to create and expand access to learning in the 48 Commonwealth countries.

Continuing education at all levels has become increasingly important and large numbers of adults are engaged in professional, vocational, artistic and other career programs designed to develop their individual interests and abilities in every field from math to music, foreign languages to computer programming.

Supported by both government and the private sector, the region's higher educational and research centres produce the steady stream of graduate executives, scientists, doctors, lawyers and other professionals who have brought international as well as national recognition to Greater Vancouver, not to mention considerable economic rewards to themselves and their employers.

By strengthening the ties between academic research and its practical application in business and industry, the Discovery Foundation, the Science Council of B.C., the B.C. Research Corporation and other specialized research organizations in the fields of forestry, oceanography, medicine and microelectronics have all played an important role in Greater Vancouver's emergence as a leading Canadian centre of knowledge-based industry. Individual municipalities and venture capital companies also act as prime catalysts in putting the right people together and supporting efforts to attract professional, service-oriented and knowledge-based industry to the region.



Large or small, Canadian and international companies seeking building sites or existing multi-tenant facilities on or close to a major university campus, will find a number of attractive options in the Vancouver region. Those in search of world class talent, research and development and other university-based support systems can expect to be equally well satisfied.

Greater Vancouver has the knowledge and the means to succeed!

Greater Vancouver's broadly based economic progress and prosperity are reflected in the varied interests and achievements of both its domestic and foreign-based entrepreneurs and investors.

ACHIEVEMENT

Metropolitan hub of British Columbia, a province twice the size of Japan and larger in area than Germany, France and England combined, Greater Vancouver provides a thriving marketplace of sufficient scope and sophistication for many small business people.

However, it is in the larger arena of North American and world markets that Greater Vancouver's more progressive business and professional community flourishes. Ranging in size from single service owner-operated firms to giant resource and manufacturing based multi-nationals, all enjoy the unique competitive advantages offered by Greater Vancouver's location and other natural assets.

Encouraged by increasingly liberalized trade within North America and assisted by lower energy costs, lower manufacturing taxes and a plentiful supply of relatively inexpensive land, built office space and skilled labour, business activity in Greater Vancouver seems certain to grow and prosper.

None of this has been lost on the international business community as it seeks to re-position itself for the dawn of the Pacific Century.

Typical of the growing international presence in Greater Vancouver's financial community, the Hongkong Bank of Canada has established its Canadian headquarters in the city. Together with scores of other foreign banks and financial institutions, as well as Canada's own sophisticated financial infrastructure, they provide a firm financial base

for the region's increasingly diversified manufacturing, trade and service industries.

Every year thousands of investors and entrepreneurs establish themselves in Greater Vancouver's flourishing manufacturing and service industries.

Many of the city's most successful corporations started out as small business proprietorships which have grown and prospered with

the development of new trade links within North America as well as overseas.

Among them have been immigrant as well as native-born entrepreneurs like Barclay Isherwood who has built a world-class mobile data communications company in Richmond. In the short space of seven years, Mobile Data International had grown from 20 employees and $2 million in sales to 500 employees and more than $40 million in sales on the international market. A major supplier to Federal Express, the New York and many other North American police departments, MDI was recently purchased by U.S. giant Motorola Inc.

B.C. technology is world-class and Vancouver's Glenayre Electronics, another producer of mobile communications systems, has purchased Midland International, a major U.S. equipment supplier with overseas facilities in Europe and Asia, in order to improve Glenayre's already considerable international market penetration.

After 20 years and $150 million, MacMillan Bloedel, one of the world's leading

forest products companies, has brought an entirely new engineered building product, Parallam PSL, to market. The brainchild of two inventors in the company, Vancouver-based Mark Churchland and

Derek Barnes, the Parallam timbers are nearly 3 times stronger than construction grade lumber. As uniform as some grades of steel. Parallam is made from raw wood stock sometimes previously discarded.

Richmond based MacDonald Dettwiler & Associates, a world leader in the development of computer based systems for aerospace, resource management and electronics manufacturing applications, has recently teamed up with Hughes Aircraft and ADGA of California in a multi-million dollar project to revamp Canada's air traffic control system.

Quadra Logic Technologies Inc., a Vancouver-based biopharmaceutical company, is engaged in the development of new medical drugs which are activated by light. A world leader in the application of Photodynamic Technology, QLT has patented and is testing, Photofrin ®II, the first photoactive drug to be used in controlled clinical trials on a variety of cancers in humans.

Greater Vancouver's professional community also draws much of its inspiration and income from overseas markets and assignments.

Renowned at home for their notable architectural contributions to many of Canada's important public and private buildings, Arthur Erickson Architects enjoys an even larger reputation in Los Angeles, where the company is in the process of planning the spectacular California Plaza, and in the Middle East and Asia where his uniquely beautiful cityscapes, cultural and

educational centres have won international acclaim.

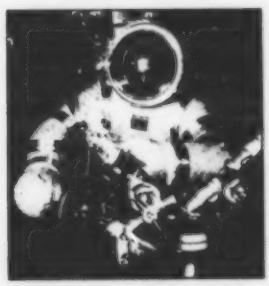
Born in India, Vinod Modi is an engineering professor at the University of British Columbia. A top notch scientist and world renowned authority in the fields of aerospace engineering and aero-dynamics, he is currently involved in studying the Mobile Remote Manipulator System with application to Canada's contribution to an international space station scheduled for construction in 1995.

Greater Vancouver's engineers are engaged in such diverse projects as bridge building in China, designing pulp and paper mills in Southeast Asia, and mines in South America. Sandwell and H.A. Simons Ltd. are typical of the world-class engineering firms which have won considerable respect and substantial contracts for Canadian engineers at home and abroad.

Competing head to head with such giants as IBM and McGraw Hill, Vancouver's Columbia Computing Services enjoys leadership in the field of school management software. More schools in North America are now run on Columbia's programs than any other administrative software.

Greater Vancouver is a world leader in the field of subsea engineering. The biggest international player in industrial and commercial submarine design and development is International Submarine Engineering Ltd., headquartered in Port Moody. The company has about 50 per cent of the world market for remotely operated submersibles which do everything from inspecting underwater cables and pipelines to repairing oil wells on the sea floor.

International Hard



Suits Inc. of North Vancouver has signed a world wide agreement with Dragerwerk AG of Germany for distribution of its revolutionary diving suits outside of North America and Japan. The $250,000 suits contain their own atmosphere and enable divers to go to depths of 1000 feet without need for decompression on return to the surface.

The Greater Vancouver region has also seen phenomenal growth in feature film and television production in recent years. Two major studios have been constructed in Burnaby and North Vancouver, anchoring the $201 million spent on film production in British Columbia in 1989.

Greater Vancouver's recording studios are equally well regarded. Groups such as 'Bon Jovi' have won international acclaim for records produced by Bruce Fairbairn and Bob Rock, one of the world's

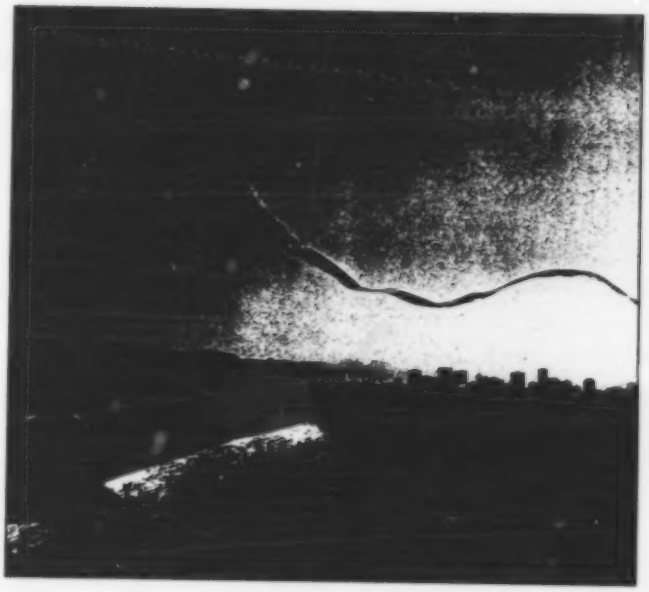
hottest production teams.

The Vancouver entertainment business has also produced stars such as Michael J. Fox and Bryan Adams whose hit movies and records are familiar to millions.

In a word, Greater Vancouver spells opportunity in any language.

Greater Vancouver is a region which has an immediate impact on the imagination and one which soon develops an even firmer grip on the heart.

POTENTIAL



Few will forget their first glimpse of Greater Vancouver and words alone are inadequate to describe the mystic beauty of its splendid setting. No other region in Canada offers so many obvious opportunities or so many ways to realize the dreams we all have for ourselves and our families.

Older residents can still recall the days when the city limits were the outer limits. Today, youth looks out across the Pacific in search of new and broader horizons. For them, Greater Vancouver is more than the most beautiful city in the world, it is the best place in the world to begin.

If you share their vision and would like to live, work or invest in a city with a future as bright as its beautiful setting, you'll find Greater Vancouver has all and more than you need to succeed. Like you, we have a dream and the will to realize it. Together, we can make it happen.

We're here to help!

For detailed municipal information please contact the Economic Development Officer at:

Village of Anmore
2697 Sunnyside Road
R.R.1, Anmore, B.C. V3H 3C8
(604) 469-9877 Fax: 469-0537

Village of Belcarra
4084 Bedwell Bay Road
R.R.1, Belcarra, B.C. V3H 3C8
(604) 939-4411 Fax: 939-5034

District of Burnaby
4949 Canada Way
Burnaby, B.C. V5G 1M2
(604) 294-7231 Fax: 294-7710

District of Coquitlam
1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9
(604) 526-3611 Fax: 526-2514

Corporation of Delta
4450 Clarence Taylor Crescent
Delta, B.C. V4K 3E2
(604) 946-3380 Fax: 946-3390

City of Langley
5549 – 204th Street
Langley, B.C. V3A 1Z4
(604) 530-3131 Fax: 530-4371

Township of Langley
4914 – 221st Street
Langley, B.C. V3A 3Z8
(604) 533-6057 Fax: 533-6098

Village of Lions Bay
P.O. Box 141
400 Centre Road
Lions Bay, B.C. V0N 2E0
(604) 921-9333 Fax: 921-6643

City of New Westminster
511 Royal Avenue
New Westminster, B.C. V3L 1H9
(604) 521-3711 Fax: 521-3895

City of North Vancouver
141 West 14th Street
North Vancouver, B.C. V7M 1H9
(604) 984-3580 Fax: 984-3563

District of North Vancouver
P.O. Box 86218
355 West Queens Road
North Vancouver, B.C. V7L 4K1
(604) 984-3580 Fax: 984-3563

City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, B.C. V3C 2A8
(604) 941-5411 Fax: 464-3524

City of Port Moody
P.O. Box 36
2425 St. Johns Street
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(604) 936-7211 Fax: 936-9830

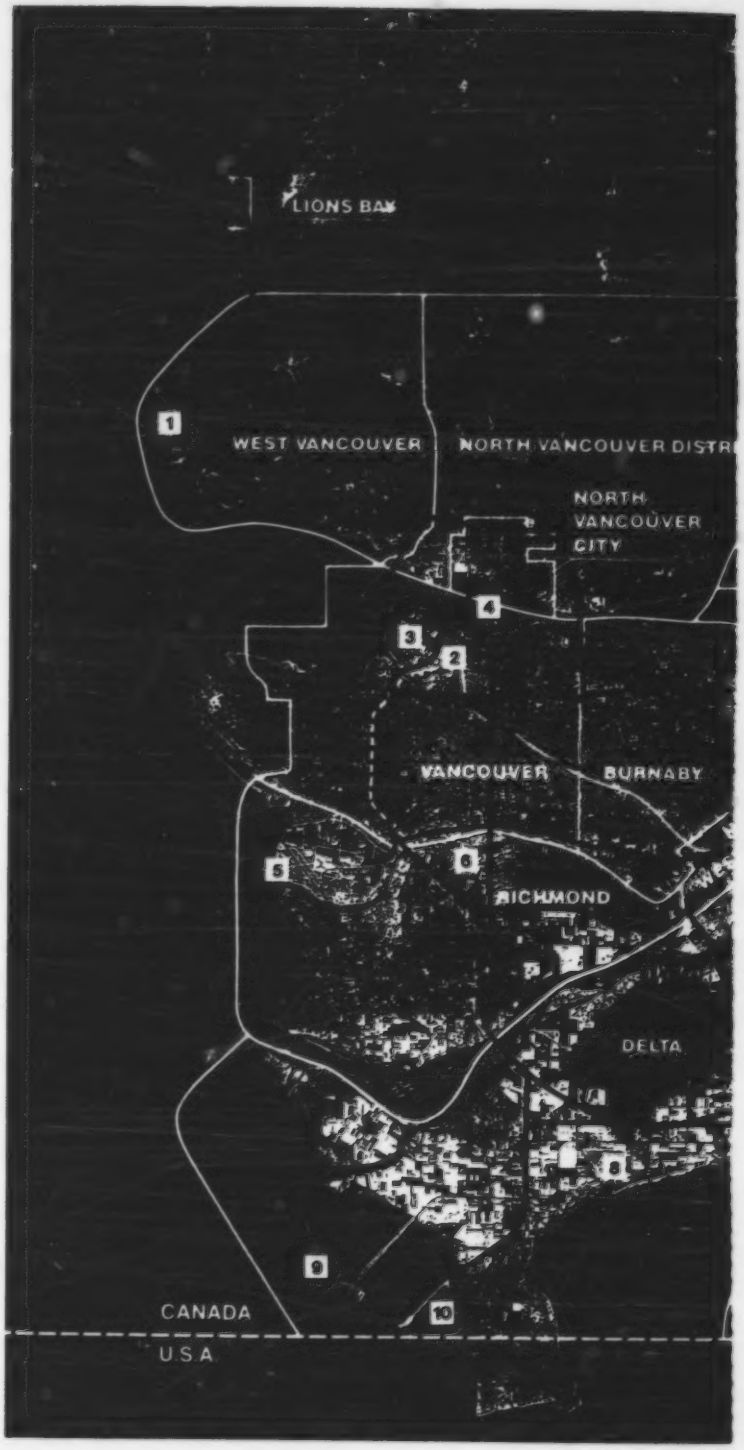
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1
(604) 276-4133 Fax: 276-4222

District of Surrey
14245 – 56th Avenue
Surrey, B.C. V3W 1J2
(604) 591-4128 Fax: 591-3654

City of Vancouver
721 – 601 West Broadway
Vancouver, B.C. V5Z 4C2
(604) 873-7212 Fax: 873-7918

District of West Vancouver
750 – 17th Street
West Vancouver, B.C. V7V 3T3
(604) 984-3580 Fax: 984-3563

City of White Rock
P.O. Box 186
15322 Buena Vista Avenue
White Rock, B.C. V4B 5C6
(604) 531-9111 Fax: 538-6049



1. B.C. Ferry Terminal
2. Port of Vancouver
3. Downtown Vancouver
4. SeaBus
5. Vancouver International Airport
6. North Fraser Port
7. Fraser Port
8. Boundary Bay Airport
9. Port of Vancouver Bulk Loading Facility
10. B.C. Ferry Terminal

— Major Highways
SkyTrain Light Rapid Transit
— Proposed Commuter Rail Under Discussion
Proposed Rapid Transit Under Discussion
— SeaBus

Ranging from the Canada/United States border on the south, to the coastal mountains north of Howe Sound and from the Straits of Georgia on the west to the Langley border on the east, this dramatic image of Greater Vancouver was reconstructed from digital data received from Landsat 5, a remote sensing satellite orbiting the earth at an altitude of 700 km. An on-board "Thematic Mapper" records information from both the visible and non-visible parts of the spectrum, facilitating study of surface chemistry and land forms, crop yields, urban pollution, etc. Digital interpretation was performed in Vancouver by Advanced Satellite Productions Inc.

Concept / Copy Kenneth MacKenna Marketing Communications ☐ *Design* Dave Mason & Associates ☐ *Typography* NovaType Inc. ☐ *Printing* MacDonald Printing Co. ☐ *Cover, Pg 2 Photos* ©Stefan Schulhof 1986 All rights reserved ☐ *Pg 5 Freighter, Pg 7 Railcars* Photographer / Viewpoints West

INFORMATION

For further information on the Greater Vancouver Region, please contact

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